

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction – November 16, 2004
Public Hearing – December 07, 2004

CONTACT PERSON/PHONE: Jorge E. Rousselin, 541-4723

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. ZON04-00124, to allow for a public or governmental use on a Portion of Tract 2G, El Shazo Survey 218, El Paso, El Paso County, Texas (110 Mesa Park Drive) Pursuant to Section 20.40.040. The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: City of El Paso. **(District 8)**

BACKGROUND / DISCUSSION:

See attached staff report

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required)
N/A

N/A **FINANCE:** (if required)

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER:

DATE: _____



PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: November 8, 2004

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Planning, Research & Development Department

SUBJECT: ZON04-00124

The City Plan Commission (CPC), on October 28, 2004 voted 7-0 to recommend **APPROVAL** of ZON04-00124, concurring with Staff's recommendation.

The CPC found that this special permit request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this special permit request the best interest, health, safety and welfare of the public in general; and that Fire Station #31 Governmental Use in Residential District is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

STAFF REPORT

Special Use Permit #: ZON04-00124

Property Owner(s): City of El Paso

Applicant(s): Same

Representative(s): John M. Carson, C.F. Associates

Legal Description: A portion of Land in Tract 2G, El Shazo Survey #218

Location: 110 Mesa Park Drive

Representative District: # 8

Area: 1 Acre (43,560 Square Feet)

Zoning: C-3 (Commercial)

Existing Use: Vacant

Proposed Use: Fire Station #31
Governmental Use in Commercial District

Surrounding Land Uses:

North -	C-3 (Commercial) / Vacant land
South -	C-3 (Commercial) / Offices
East -	C-3 (Commercial) / Offices
West-	C-3 (Commercial) / Vacant land

Year 2025 Designation: **Mixed Use** (Northwest Planning Area)

**CITY PLAN COMMISSION HEARING, October 28, 2004
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Special Use Permit: ZON04-00124

General Information:

The applicant is requesting a special permit to allow for a governmental use in a commercial district in the construction of Fire Station #31. The property is currently zoned C-3 (Commercial). The site is currently Vacant and is 1 acre in size. The proposed site plan shows a proposed 8,919.96 sq. ft. firehouse to be located on the site. Access is proposed via Mesa Park Dr.; 26 parking spaces are provided. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning, Research & Development Department has received no phone calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this special permit request with the following condition(s).

“That the applicant coordinate with Building Permits & Inspections on parking and landscape requirements.”

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the **Northwest** Planning Area designates this property for **Mixed Use** land uses.

C-3 (Commercial) zoning permits **a public or governmental use in a commercial district** by special permit.

The Commission must determine the following:

- A. Will the special permit for **a public or governmental use in a commercial district** protect the best interest, health, safety and welfare of the public in general?

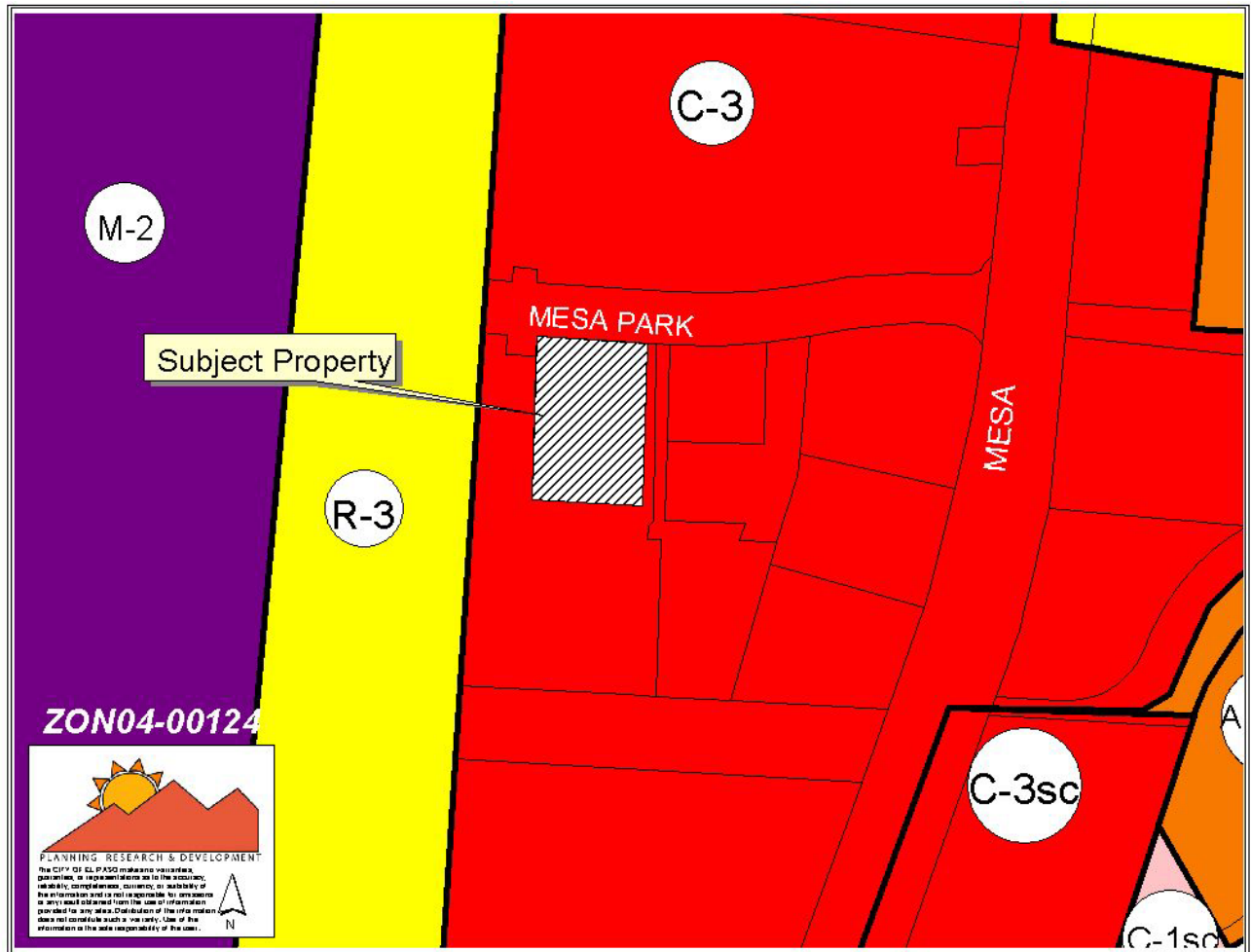
Information To The Applicant:

- Building Permits and Inspections Department, Zoning Division Notes:
 - Building Permits and Inspections does not object to the proposed Fire Station No. 31.
- Engineering Department, Development Division Notes:
 - See attachment 1
- Engineering, Traffic Division Notes:
 - See attachment 2
- Fire Department Notes:
 - Site Plan does not adversely affect the Fire Department
- El Paso Water Utilities Notes:
 - See attachment 3
- Planning, Research and Development Department Notes:
 - Coordination with BP&I on landscape and parking requirements.

ATTACHMENT: Location Map; Site Plan; Department Comments.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEPARTMENT OF PLANNING AT (915) 541-4056.

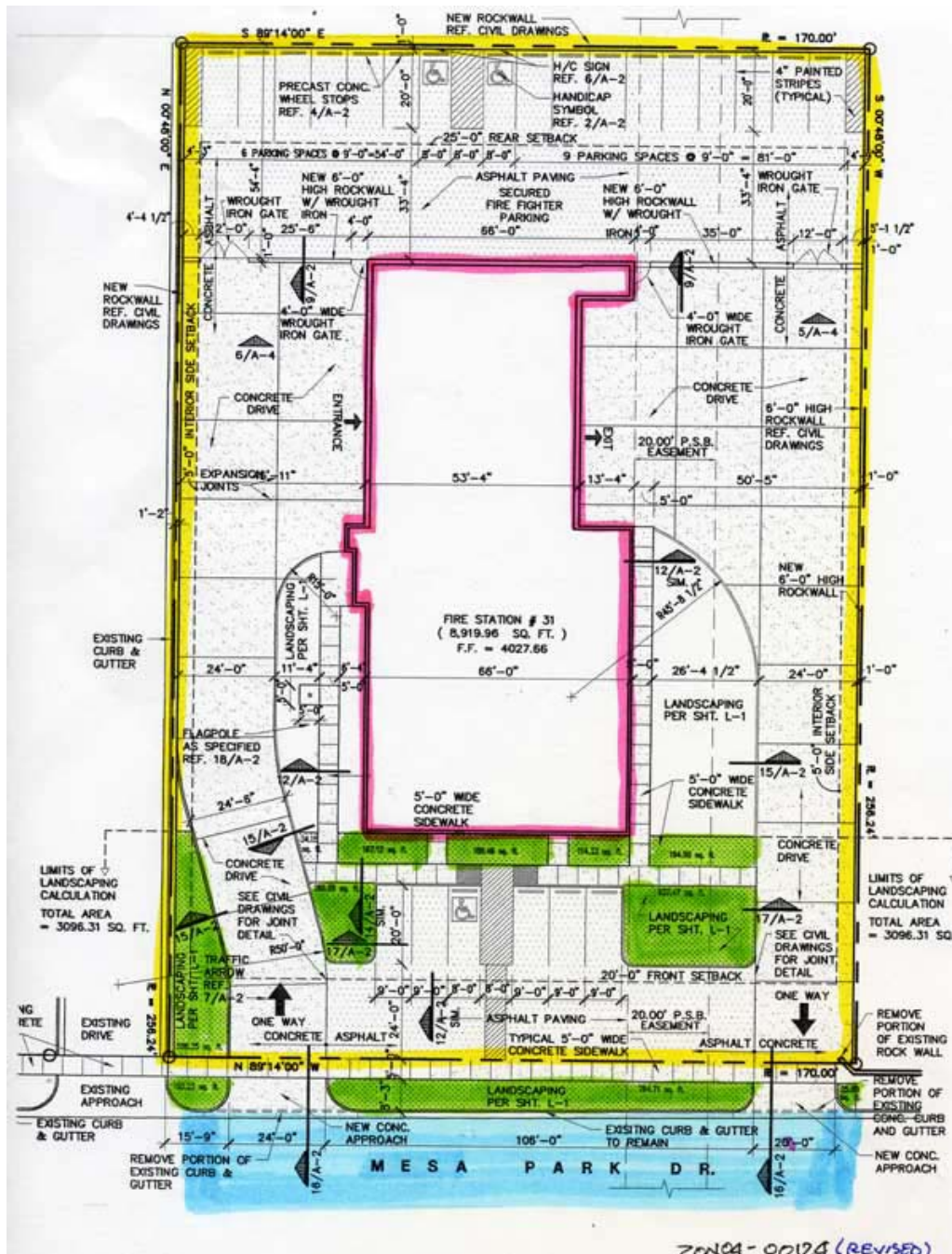
ZONING MAP



AERIAL\



SITE PLAN



2004-00124 (REVISED)

Engineering Department
DEVELOPMENT DIVISION
COMMENTS

TO: **PLANNING DEPARTMENT**

DATE: **October 5, 2004**

FROM: **ENGINEERING DEPARTMENT**

ADDRESS: **110 Mesa Park Dr.**

ATTN: **Kimberly Forsyth, Fred Lopez,
or Jorge Rousellin, Urban Planners**

PROPOSED USE: **Fire Station**

CASE NO.: **ZON04-00124**

ZONE: **C-3**

REQUEST: **Special Use Permit review –Governmental use in Commercial Dist.**

LEGAL DESCRIPTION: **A portion of Land in Tract 2G, El Shazo Survey #218**

- ☐ 1. No comments
- ☐ 2. Must be submitted as a subdivision
- ☒ 3. Sidewalks will be required,
- ☒ 4. Grading plan and permit required.
- ☒ 5. Storm Water Pollution Prevention details required.
- ☐ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto _____.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area. Zone C, Panel 33 B.



Bashar Abugalyon, P. E.
Chief Development Engineer

DISTRICT: **8**

HME

DHCC Action:

Approved. _____ / _____ / _____

W/ Modification(s) _____

Denied _____ / _____ / _____ Reason _____

Tabled _____ / _____ / _____ Until _____ / _____ / _____, _____ Week(s)

No. Times Tabled _____, _____, _____, _____, _____, _____, _____, _____

ZON04-00124SUP 110MesaPark



ENGINEERING DEPARTMENT

Traffic Division
memorandum

TO: Fred Lopez, Planner II
Kimberly Forsyth, Planner II
Planning Department

FROM: Traffic Division

DATE: October 6,, 2004

SUBJECT: ZON04 – 00124 110 Mesa Park Drive
Zoning Change to Governmental Use in Commercial District
Proposed Fire Station

Regarding the above referenced DCC item, the Traffic Division has the following comments:

- **No objection to the proposed zoning change**

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina, at 541-4223.



INTEROFFICE MEMORANDUM

To: Kimberly Forsyth
Urban Planner/Land Development

From: El Paso Water Utilities - Engineering

Date: October 13, 2004

Subject: **ZON04 - 00124 (Special Use Permit)**
A portion of land in Tract 2G, El Shazo Survey No. 218, (the Property).

Location: 110 Mesa Park Drive west of Mesa Street.

Present: C-3 (commercial); vacant

Request: Fire Station No. 31, Governmental Use in Commercial District.

We have reviewed the site plan described above and provide the following comments:

Water

Along Mesa Park Drive, west of Mesa Street, there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 760 feet west of Mesa Street.

Previous water pressure readings conducted on a fire hydrant located along Mesa Street at approximately 800 feet south off Mesa Park Drive have yielded a static pressure of 58 pounds per square inch (psi), residual pressure of 50 psi, a discharge of 1,898 gallons per minute (gpm).

Sanitary Sewer

Along Mesa Park Drive, west of Mesa Street, there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 760 feet west of Mesa Street. The

westernmost portion of this sanitary sewer main (approximately the westernmost 130 lineal feet) is not an active main (dry line).

General

Sanitary sewer service will be provided from the active portion of the above described sanitary sewer main. The Applicant is encouraged to coordinate with EPWU-PSB to ensure that the proposed Fire Station sanitary sewer service line will discharge unto the active portion of the described main.

The El Paso Water Utilities will assist with the location of water and sanitary sewer mains in the field. As of May 01, 2000 the El Paso Water Utilities ceased receiving telephone requests to field locate our water and sanitary sewer mains. Please call the TEXAS EXCAVATION SAFETY SYSTEM (DIG TESS) at 1-800-344-8377. EPWU Dispatcher's Office 594-5775 (24-hours-a-day).

Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The certificate-of-compliance can be obtained on the 2nd floor at City Hall.

EPWU does not object to this request.

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00124, TO ALLOW FOR A PUBLIC OR GOVERNMENTAL USE ON A PORTION OF TRACT 2G, EL SHAZO SURVEY 218, EL PASO, EL PASO COUNTY, TEXAS (110 MESA PARK DRIVE) PURSUANT TO SECTION 20.40.040. THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, The **City of El Paso**, the Applicant, has applied for a Special Permit under Section 20.40.040 (Zoning) of the El Paso Municipal Code, to allow a **public or governmental use in a commercial district for the construction of Fire Station No. 31**; and

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in a **C-3 (Commercial)** District:

A portion of Tract 2G, El Shazo Survey 218, El Paso, El Paso County, Texas , as more particularly described by metes and bounds in the attached and incorporated Exhibit "A" and municipally numbered as 110 Mesa Park Drive.

2. That public or governmental uses are authorized by Special Permit in the **C-3 (Commercial)** District under Section 20.40.040 (Zoning) of the El Paso Municipal Code; and

3. That the requirements for a **public or governmental use** under Section 20.40.040 (Zoning) have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.40.040 (Zoning) of the El Paso Municipal Code, to allow a **public or governmental use for the construction of Fire Station No. 31** on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **C-3 (Commercial)** District regulations.

PASSED AND APPROVED this _____ day of **December, 2004.**

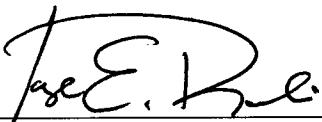
THE CITY OF EL PASO

ATTEST:

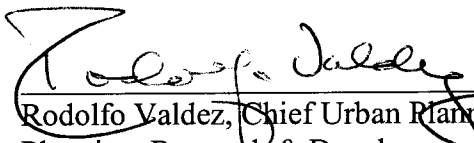
Joe Wardy, Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

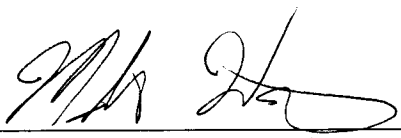


Jorge E. Rousselin, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Attorney

FIRE STATION No. 31

METES AND BOUNDS DESCRIPTION

THE PARCEL OF LAND HEREIN DESCRIBED IS A PORTION OF TRACT 2G, EL SHAZO SURVEY 218, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE CITY MONUMENT BEING LOCATED ALONG MESA PARK DRIVE CENTER LINE AND APPROXIMATELY 410 FEET WEST OF CENTER LINE OF NORTH MESA DRIVE; THENCE NORTH 89°13'26" WEST, ALONG THE CENTER LINE OF MESA PARK DRIVE, A DISTANCE OF 102.10 FEET TO A POINT; THENCE SOUTH 00°46'00" EAST, A DISTANCE OF 45.00 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF MESA PARK DRIVE; THENCE NORTH 89°14'00" WEST, A DISTANCE OF 17.04 FEET TO A POINT; THENCE NORTH 89°14'00" WEST, A DISTANCE OF 30.00 FEET TO THE "TRUE POINT OF BEGINNING" OF THIS DESCRIPTION.

THENCE NORTH 89°14'00" WEST, A DISTANCE OF 170.00 FEET TO A POINT FOR A CORNER;

THENCE, SOUTH 00°48'00" EAST, A DISTANCE OF 256.24 FEET TO A POINT FOR A CORNER;

THENCE, SOUTH 89°14'00" EAST, A DISTANCE OF 170.00 FEET TO A POINT FOR A CORNER;

THENCE, NORTH 00°48'00" WEST, A DISTANCE OF 256.24 FEET TO THE "TRUE POINT OF BEGINNING" OF THIS DESCRIPTION.

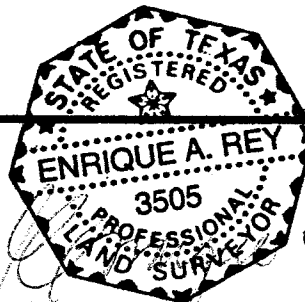
THE PARCEL OF LAND HEREIN DESCRIBED CONTAINS 1.0000 ACRES (43,560.7926 SQ. FEET) MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION, THAT NO ENCROACHMENTS EXIST ON THE PROPERTY EXCEPT AS SHOWN, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE

9 Sept 04



ENRIQUE A. REY
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION No. TEXAS No. 3505
11348 BOB MITCHELL DR.
EL PASO, TEXAS 79936
TEL (915) 591-6424 / (915) 309-1889

DATE SURVEYED DATED AUGUST 6, 2004

Exhibit "A"